

# **GSA Western Regions Client Enrichment Series**



Welcome to today's presentation on:

### **Security Charges the presentation will start at 10:00 AM PDT**

Note: Phones are automatically muted during the presentation. You have the ability to send questions to the host and presenters through the chat feature. They will answer as many of the questions as possible at the end of the presentation. All questions will be captured, and answers sent to all participants within 2 weeks.





# Client Enrichment Series Security Charges

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September 20, 2012

GSA Public Buildings Service



#### FPS Is:

- The Department of Homeland Security's law enforcement organization for the protection of all General Service Administration owned or leased property
- The Sector Specific Agency for the Government Facilities Sector
- A sub-component within the Department of Homeland Security's National Protection and Programs Directorate
- A highly-trained Law Enforcement and Security organization protecting thousands of Federal facilities and safeguarding millions of Federal employees, contractors and civilian visitors



## Protect Critical Infrastructure and Ensure Government Continuity

- Set Facility Security Level
- Conduct Facility Security Assessment
- Threat Assessment
- Assess baseline level of protection
- Tailor a customized level of protection
- Recommend Countermeasures to Facility Security Committee (e.g.: Protective Security Officers, screening/detection equipment, cameras, intrusion detection, etc.)
- Design and implement countermeasures
- Conduct continuous formal and informal assessments of risk



#### Types of Security Charges

#### Basic Security

All tenants pay in GSA space. FY12 Current rate \$0.74 / RSF. Rate is set by OMB. Paid to FPS via DHS bill.

#### Building Specific

Building-specific security charges are for items funded by FPS that include protective service officers and security equipment which service the whole facility. Paid to FPS via DHS bill or SWA

#### **Security Work Authorization**

Security equipment requested by and specific to one tenant agency, usually in tenant space – e.g. additional PSO's only for their space.

Building Specific Amortized

The BSAC security charge is for building security items that are a separate capital investment. All tenants in building pay. Paid to GSA via rent.

Tenant Specific

> RWA or Amortized TI

Security items requested by and specific to one tenant agency, usually in tenant space – e.g. window glazing.



#### Countermeasures

- Fixtures PACs (at perimeter entrances) bollards, barriers, gates, fencing, progressive collapse and window glazing.
- Equipment x-rays, magnetometers, detection systems, CCTV.
- Prospectus Level Projects (>\$2.7 M) project funding can cover fixtures and equipment.

#### **Facility Security Committees**

- The Facility Security Committee meets after a Risk Assessment is conducted and countermeasures are recommended.
- The Facility Security Committee is presented with the recommendations and votes yes/no on security countermeasures.
  - Fixtures funded through RWA or amortized into rent on a GSA funds available basis
  - Equipment furnished by FPS funded through SWA
  - Equipment furnished by lessor in a lease funded through RWA or amortized into rent
- If a Facility Security Committee votes NO on a countermeasure recommendation, then the Facility Security Committee documents the decision and accepts the risk of not implementing.



### Confused?



#### **Basic Security**

All tenants pay in GSA space. Current FY12 rate \$0.74 / RSF. Rate is set by OMB. Paid to FPS via DHS bill. Estimated FY12, \$271 M collected by FPS from the basic security charge.



#### **Basic Security**

FY2012 rate set by OMB at \$0.74 / RSF, Basic security includes the following:

- Law enforcement patrol and response, criminal investigations
- Megacenter alarm monitoring and dispatch services
- Facility Risk Assessment identification of risks and countermeasures
- Security consultation new construction, major repair and alteration projects, leasing
- Facility Security Committee participation
- Occupant Emergency Plans (OEPs) support
- Crime Prevention and Awareness Training



#### **Building Security**

Building-specific security charges are for items funded by FPS that include Protective Security Officers and security equipment which service the whole facility. Paid to FPS via DHS bill or SWA.

Pricing Desk Guide - Sections 2.5.1 and 3.6.1

#### **Building Specific**

- Protective Security Officers (PSOs are major element of building specific).
- Security Equipment
  - X-ray Machines
  - Magnetometers
  - Closed-Circuit Television Systems and Cameras
  - Intrusion Detection Systems
  - Duress Alarm Systems

#### **Building Specific Amortized**

The BSAC security charge is for building security items that are a separate capital investment. All tenants in building pay. Paid to GSA via rent. FY 11 revenue \$18 million.



## Building Specific Building Amortized Security

Funds collected by GSA on fixtures. Charged to all tenants.

#### Items such as

- Bollards
- Pop-up and arm gates
- Barriers, locks
- Fencing and gates
- Guard booths
- Progressive collapse measures
- Window glazing



#### **Tenant Specific**

FPS
Security Work
Authorization (SWA)

GSA RWA or Amortized Tenant Improvement (TI)

- X-ray Machines
- Magnetometers
- Physical Security Officers
- Duress Systems
- CCTV Systems

- Window Glazing
- Progress CollapseMeasures

#### **Leased Properties**

- The process of funding countermeasures in leased facilities is basically the same method as used in government facilities, except the lessor has the first right of refusal on implementation and maintenance of a countermeasure.
- Roughly, 60% of GSA's leased portfolio 
   (4,941 of 8,094 locations) are Facility Security Level
   (FSL) Level 1 or 2 facilities.

### Questions?

#### Thanks for Attending!

For further information on this presentation and General questions/comments about the Client Enrichment webinars:

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